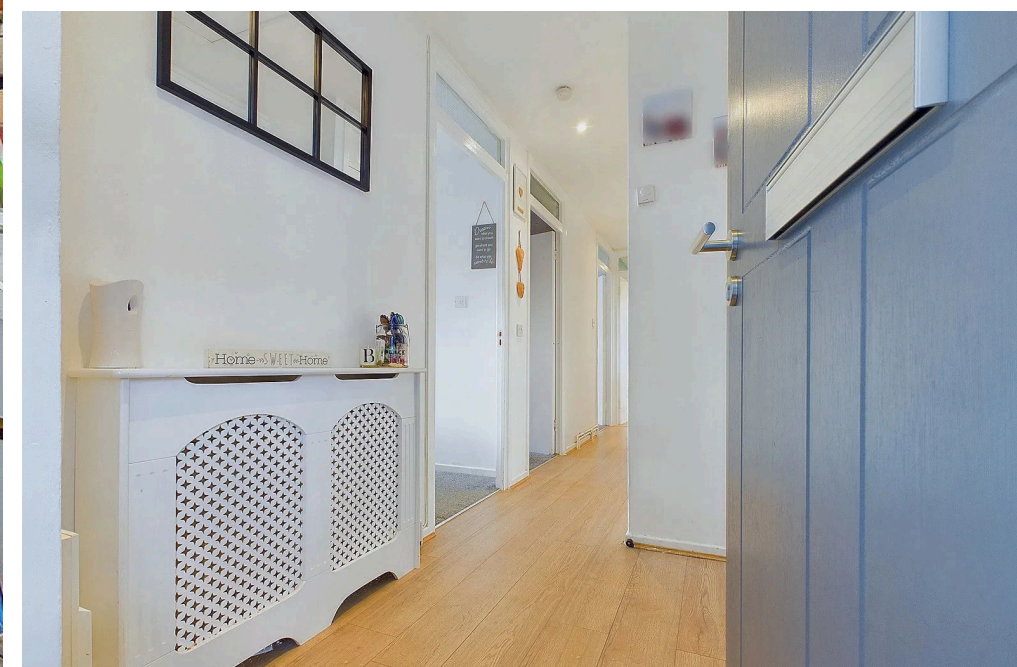




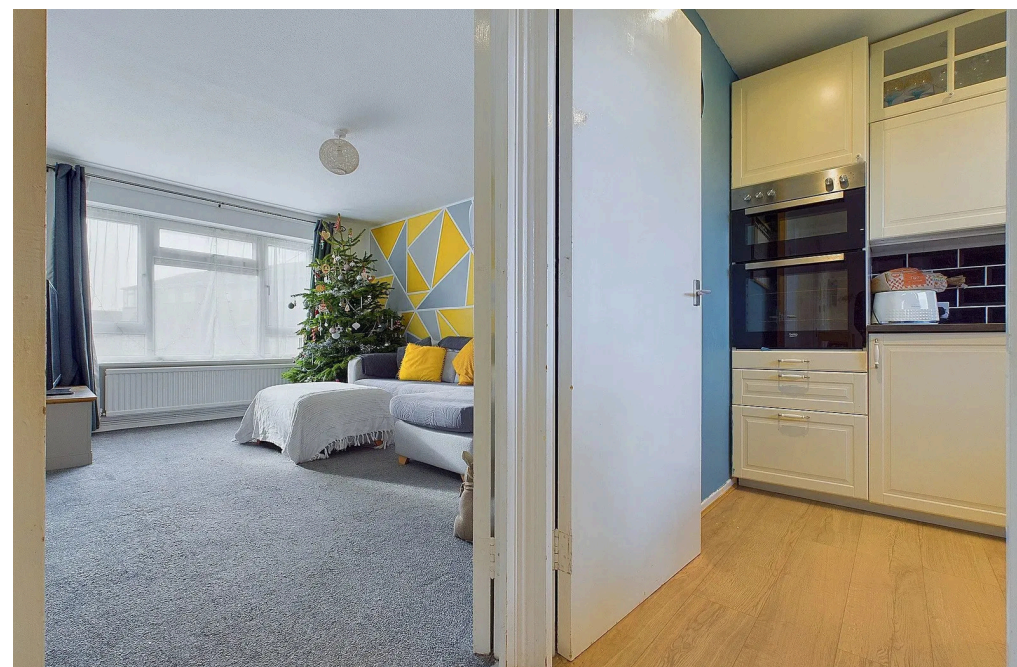
Beachcroft Place, Lancing, BN15 8JN

£230,000





A well presented first floor purpose built flat with two double bedrooms, south facing living room, modern kitchen and bathroom. With it also being close to the seafront.



Key Features

- First Floor Purpose Built Flat
- Two Double Bedrooms
- South Facing Living Room
- Modern Kitchen
- Modern Bathroom
- Utility Area
- Close to Beach
- Communal Gardens



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Entry via communal entrance with stairs leading to the first floor. The front door opens into the entrance hall with doors leading to all rooms, storage cupboard and utility room. The utility room houses the boiler, with space and plumbing for washing machine and tumble drier as well as additional storage. The well proportioned living room is south facing and offers views towards the sea. The kitchen has a range of matching wall and base units with fitted worksurfaces, eye level double oven and grill, induction hob with extractor fan over, integrated under counter fridge and freezer and space and plumbing for slimline dishwasher. There are two double bedrooms both benefitting from a southerly aspect. The family bathroom comprises panel enclosed bath with shower over, button flush W.C and hand wash basin with storage cupboards beneath.

OUTGOINGS

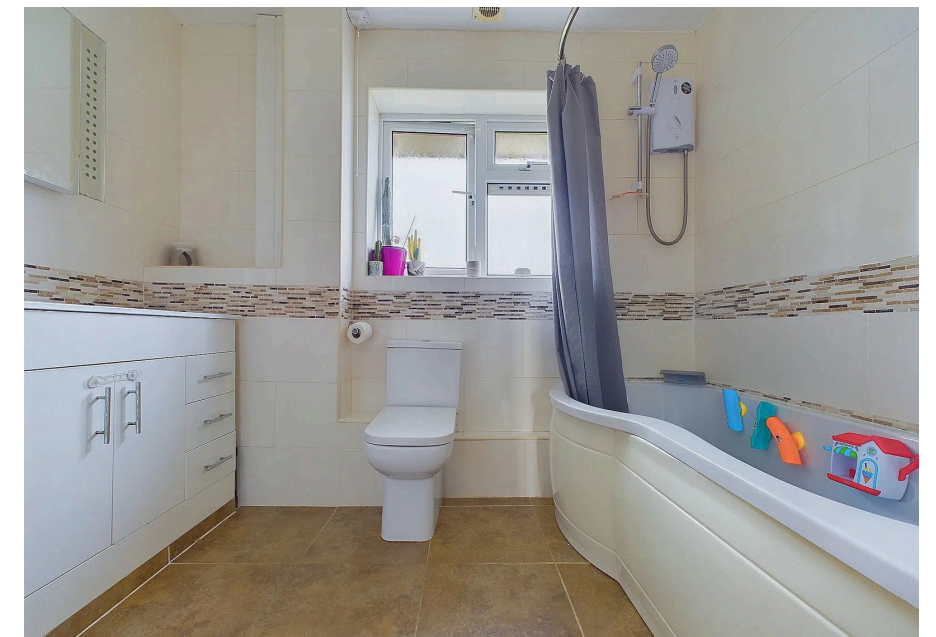
Lease - 86 years
Maintenance - £781.35 per year - £65.94 pcm
Ground Rent - £10
Council Tax Band B

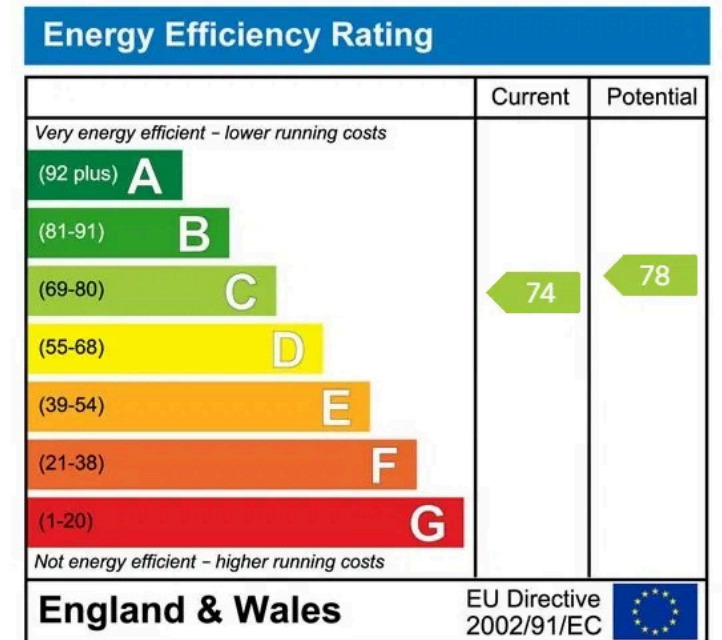
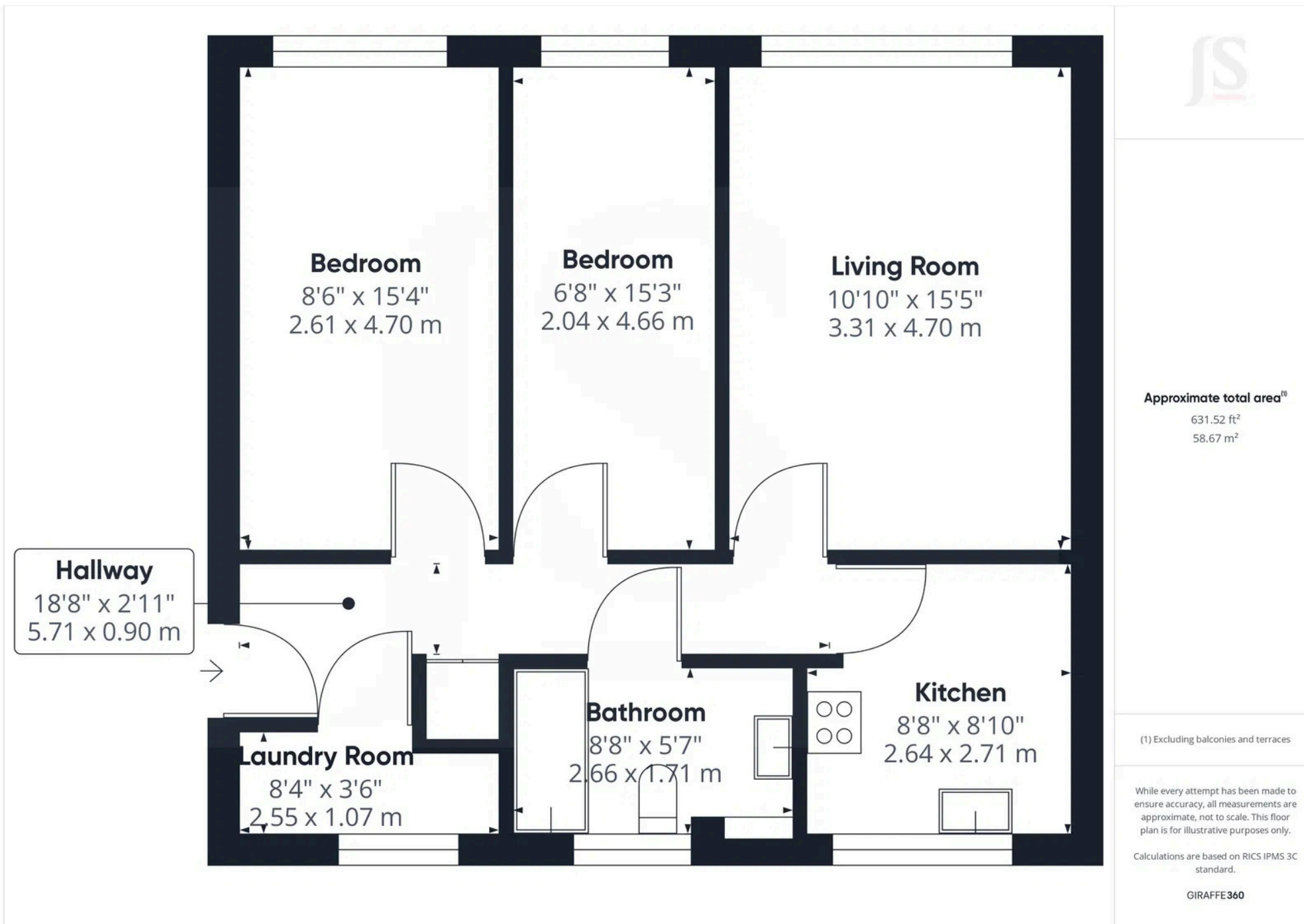
EXTERNAL

The property is surrounded by communal gardens with washing lines for residents use and unallocated parking areas.

SITUATED

In close proximity to Lancing Beach Green and Lancing Beach, located approximately 0.2 miles from the flat. Located just off the beach green there is the kitesurfing club, Perch on Lancing Beach and a gym. The nearest train station is Lancing located approximately 0.5 miles away. Your local bus stops can be found near by on South Street and Brighton Road. Lancing High Street is located approximately 0.5 miles away where you will find a range of local shops, bakeries, eateries and a local post office.





Property Details:

Floor area (as quoted by EPC):

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.